

Council Communication

Department: <u>Public Works</u> Case/Project No. Applicant: <u>Hank Pangelina</u>	Ordinance No. <u>6078</u> Resolution No. _____	First Reading: <u>4/26/2010</u> Second Reading: <u>5/10/2010</u> Third Reading: _____																		
SUBJECT / TITLE																				
<p>AN ORDINANCE to amend Title 5 entitled “Sewers” of the 2005 Municipal Code of Council Bluffs, Iowa, by amending Chapter 5.10 “General Restrictions”, Section 5.10.040 which is entitled “Specific pollutant limitations” to comply with federal requirements of the 40CFR403 Pretreatment program and to be codified.</p>																				
Background/Discussion																				
<ul style="list-style-type: none"> ▪ The city operates the wastewater treatment plant in compliance with state and federal requirements ▪ Wastewater may contain incompatible pollutants that can pass through or interfere with the treatment processes or may contaminate the sewage sludge. To protect its operation and to ensure that its discharges comply with state and federal requirements, the city is required to have a Pretreatment Program. The city has had a program since 1983. ▪ Federal regulations require the Pretreatment Program have established pollutant limits. With guidance from the Iowa Department of Natural Resources modifications are required to the pollutant limitation cited in city ordinance 5.10.040. ▪ The required changes include some pollutant limit changes. However, the most significant change is to the way the limits are expressed. The existing ordinance limits are expressed as a concentration (mg/L). The proposed limits must be expressed on a mass basis (lb/day). <p>▪ Current ordinance 5.10.040 Specific pollutant limitations.</p> <p>(a) No person shall discharge heavy metal into the city sewer system in concentrations or masses greater than those listed below:</p> <p>TABLE INSET:</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 20%;">Heavy Metal</th> <th style="width: 40%;">Concentration for 0.5 MGD Industrial Discharge mg/l</th> <th style="width: 40%;">Plant Capacity @12.85 MGD lbs/day</th> </tr> </thead> <tbody> <tr> <td>Arsenic</td> <td>0.10</td> <td>0.64</td> </tr> <tr> <td>Cadmium</td> <td>0.0045</td> <td>0.48</td> </tr> <tr> <td>Chromium Total</td> <td>3.88</td> <td>18.0</td> </tr> <tr> <td>Copper</td> <td>2.8</td> <td>15.5</td> </tr> <tr> <td>Cyanide</td> <td>2.1</td> <td>10.7</td> </tr> </tbody> </table>			Heavy Metal	Concentration for 0.5 MGD Industrial Discharge mg/l	Plant Capacity @12.85 MGD lbs/day	Arsenic	0.10	0.64	Cadmium	0.0045	0.48	Chromium Total	3.88	18.0	Copper	2.8	15.5	Cyanide	2.1	10.7
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Lead	4.1	22.4
Mercury	0.04	0.21
Nickel	1.37	7.9
Zinc	4.6	33.5

- Proposed ordinance 5.10.40

a) Industrial discharge limits for the following pollutants shall be determined by the Director on a case-by-case basis. In no instance shall the total allocation for all industrial users exceed the maximum allowable industrial loadings shown in the table below.

Parameter	Maximum Allowable Industrial Loading (lbs/day)	Maximum Treatment Plant Capacity (lbs/day)
Arsenic	2.75	3.00
Cadmium	0.27	0.39
Total Chromium	13.67	14.73
Copper	9.5	11.38
Cyanide	0.92	1.51
Lead	1.84	2.69
Mercury	0.23	0.25
Molybdenum	26.32	27.69
Nickel	6.57	7.33
Selenium	7.77	8.21
Silver	3.73	4.19
Zinc	17.84	28.21
BOD ₅	19,287	31,100
TSS	22,860	31,100

The MAIL value above is calculated by subtracting the domestic/commercial pollutant background loadings from the plant capacity using a 5% safety factor.

Recommendation

The Public Works Director recommends that the City Council favorably consider this proposed ordinance and pass it into law.

Department Head Signature

ORDINANCE # 6078

AN ORDINANCE to amend Title 5 entitled "Sewers" of the 2005 Municipal Code of the Council Bluffs, Iowa, by amending in part Chapter 5.10, Section 5.10.040 entitled "Specific pollutant limitations"

BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

SECTION 5.10.040 Specific pollutant limitations:

5.10.040 amended – Specific pollutant limitations. That the section adopting this code shall read as follows: (a) Industrial discharge limits for the following pollutant shall be determined by the Director on a case-by-case basis. In no instance shall the total allocation for all industrial users exceed the maximum allowable industrial loadings shown in the table below.

Parameter	Maximum Allowable Industrial Loading (lbs/day)	Maximum Treatment Plant Capacity (lbs/day)
Arsenic	2.75	3.00
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BOD ₅	19,287	31,100
TSS	22,860	31,100

ADOPTED
AND
APPROVED _____, 2010

Thomas P. Hanafan, Mayor

ATTEST:

Marcia L. Worden, City Clerk

1st Consideration: 4/26/2010
2nd Consideration: 5/10/2010
Public Hearing: n/a
3rd Consideration:

Council Communication

Department: Public Works Division: Building Case/Project No.	Ordinance No. <u>6071</u>	First Reading 04/12/10 Second Reading 04/26/10 Third Reading 05/10/10
Subject/Title		
AN ORDINANCE to amend Title 13 entitled “Buildings and Construction” of the 2000 Municipal Code of Council Bluffs, Iowa, by amending Chapter 13.13 to be codified and to be entitled “Licensing/Registration of the Utility Trade”.		
Background/Discussion		
<p>Added Section 13.13.198 entitled “Grandfathering”</p> <p>The State of Iowa passed legislation that prohibited jurisdictions from licensing the Plumbing and Mechanical trades after July 1, 2009, and created a State of Iowa license for those two trades. Those two trades commenced applying and receive their State license around the first of 2009. Most of persons in the two trades in the Council Bluffs area received their State license in the first part of 2009 so that they could get permits after July 1, 2009.</p> <p>Then the State passed additional legislation that modified their stance on work outside of a building and there became no license regulation of utility workers.</p> <p>Therefore, the city needs to retain a portion Chapter 13.13 of the Municipal Code that addresses Utility licensing/registration.</p> <p>The purpose of this chapter is to provide for the licensing of the utility trade doing work in the public-right-of-way and on private property in Council Bluffs, Iowa, in order to protect public safety, health, and welfare of the citizens.</p> <p>The scope of this chapter is for that utility work on the outside of buildings to include but not limited to: sanitary sewer mains/laterals, water mains/laterals, septic tanks/fields, and storm sewer mains/laterals.</p> <p>This chapter is in accordance with Iowa Administrative Code Section 105.11.12</p> <p>The utility work outside of a building is currently unregulated by State of Iowa licensing. This proposed ordinance re-establishes local utility licensing/registration.</p>		
Recommendation		
The Public Works Director recommends that the City Council favorably consider this proposed ordinance and pass it into law.		

Public Works Director's Signature

ORDINANCE # 6071

AN ORDINANCE to amend Title 13 entitled “Buildings and Construction” of the 2000 Municipal Code of Council Bluffs, Iowa, by amending Chapter 13.13 to be codified and to be entitled “Licensing/Registration of the Utility Trade”.

**BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA:**

SECTION 1. TITLE.

That Chapter 13.13 of the 2000 Municipal Code of Council Bluffs, Iowa, is hereby amended to be codified and to be entitled “Licensing/Registration of the Utility Trade”, to read as follows:

**CHAPTER 13.13
LICENSING/REGISTRATION OF THE
PLUMBING UTILITY TRADE**

13.13.010 Title amended

This chapter shall be known as the licensing ~~/registration~~ of the ~~Plumbing~~ Utility trade, and may be so cited.

13.13.020 Purpose and scope amended

The purpose of this chapter is to provide for the licensing of the ~~plumbing utility trade~~ doing work in the public-right-of-way and on private property in Council Bluffs, Iowa, in order to protect public safety, health, and welfare of the citizens. The scope of this chapter is for that utility work on the outside of buildings to include but not limited to: sanitary sewer mains/laterals, water mains/laterals, septic tanks/fields, and storm sewer mains/laterals. This chapter is in accordance with IAC105.11.12

13.13.100 Board of Appeals amended

The board of appeals information shall be as specified in Chapter 13.01 of the Municipal Code.

13.13.110 Limitations of the board deleted

13.13.120 Membership of the board deleted

13.13.130 Records of the board deleted

13.13.140 Terms of the board deleted

13.13.150 Meetings of the board deleted

13.13.160 Duties of the board deleted

13.13.170 Appeal procedure for the board deleted

13.13.180 Examination amended

Any person desiring a Utility Journeyman or Utility Master license ~~in certain classifications described in this chapter~~ must pass a proctored examination before being able to obtain a license if not able to the reciprocity conditions outlined in Section 13.13.310.

13.13.190 Examination Application amended

Any person desiring ~~any classifications of: Plumbing Master, Plumbing Journeyman, Utility Master or Utility Journeyman~~ shall make application to the plumbing inspector for an examination. The plumbing inspector shall provide forms for this purpose. Applicants will apply for testing to be a ~~Plumbing Master, Plumbing Journeyman, Utility Master or a Utility Journeyman~~. The applicants shall be reviewed and approved to see if their qualifications for examination have been satisfied. The applicants shall clearly verify in writing their experience for the particular classification of license desired as described in Municipal Code Section 13.13.195.

13.13.195 Examination Qualifications amended

- | | | |
|-----|--------------------------------|-----------|
| (a) | Plumbing Master. | deleted |
| (b) | Plumbing Journeyman | deleted |
| (c) | Utility Master. | no change |
| (d) | Utility Journeyman. | no change |
| (e) | Tradesperson and/or Apprentice | no change |

13.13.198 Grandfathering added

Those persons to be granted a Utility Master's license without testing are:

1. Anyone who is currently classified as a Plumbing Master by the State of Iowa,
2. Anyone who is certified by the Iowa Department of Natural Resources for Water Distribution Grade 2 or above, or
3. Anyone who was licensed by the City of Council Bluffs in 2009 as a Utility Master.

13.13.200 Examination Fee no change

13.13.210 Examination Methods no change

13.13.220 Examination – failure no change

13.13.230 Plumbing deleted

13.13.240 Utilities definitions no change

- | | | |
|-----|---------------------|-----------|
| (a) | Utility Work. | no change |
| (b) | Utility Master. | no change |
| (c) | Utility Journeyman. | no change |
| (d) | Utility Apprentice. | no change |

13.13.245 General Contractor no change

13.13.250 Lawn sprinkling deleted

13.13.260 Water conditioning deleted

13.13.270 Drain cleaning deleted

13.13.290 Licensing amended

(a) Classifications for this chapter are as follows: ~~Plumbing and~~ Utility Master, ~~Plumbing and~~ Utility Journeyman, and/or ~~Plumbing and~~ Utility Apprentice

(b) All licenses and registrations shall expire on June 1st of each odd numbered year and may be renewed thereafter biennially upon application of the licensee or registrant with payment of the annual fee to the city ~~clerk~~ treasurer.

(c) Any licensee whose license has expired shall have the right to renew such license, without examination, on or before the following August 1st.

(d) New licenses/registrations may be prorated on a half-year basis.

(e) An identification card shall be furnished a licensee by the city of Council Bluffs at the time of the issuance of such license/registration, and the identification card shall be worn or carried on the person of such licensee/registrant at all times during the working period of the licensee, and failure to do so shall be deemed a violation of the provisions of this chapter.

(f) On or before May 1st of each renewal year, the city will send notices to the licensee's/registrant's last known address informing them that their license is nearing expiration. The provision of this subsection is as a courtesy to the licensee/registrant, and the failure of the city to send such a notice or the failure of the licensee/registrant, to receive such notice does not affect the expiration date of the license/registration, so long as the license issued by the city showed an expiration date thereon.

(g) All of the above listed masters, journeymen, ~~tradespersons~~ and apprentices shall be subject to the laws of the state of Iowa and the ordinances of the Municipal Code for the city of Council Bluffs, Iowa.

13.13.300 License Fees amended

Before a license shall be issued under this chapter, the applicant shall pay the biennial license fees as set forth in the current schedule of fees found as adopted by the city council. ~~If an expired license/registration is not renewed by the following July 15th, there will be a penalty fee as set forth in the current schedule of fees.~~

13.13.310 License reciprocity conditions amended

(a) no change

(b) delete

13.13.320 License suspension or revocation no change

13.13.330 License transfer prohibited no change

13.13.340 Masters no change

13.13.350 Master's license required amended

No person, company, partnership, firm, corporation, and/or association shall engage in business as a master and do work on a ~~plumbing~~ utility system within the city of Council Bluffs, unless

such person, company, firm, partnership, corporation, and/or association shall have obtained from the city of Council Bluffs a master's license.

- | | | |
|-----------|--|-----------|
| 13.13.360 | Master - Insurance required | no change |
| 13.13.370 | Master - Bond required | no change |
| 13.13.380 | Master – Advertising | deleted |
| 13.13.390 | Journeyman | no change |
| 13.13.400 | Master's and Journeyman's continuing education | deleted |
| 13.13.410 | Utility Apprentice | no change |
| 13.13.420 | Violation – Penalty | no change |

SECTION 5. REPEALER.

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. SEVERABILITY CLAUSE.

If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 7. EFFECTIVE DATE.

This ordinance shall be in full force and effect from and after its final passage and publication (- - 2010) as by law provided.

PASSED
AND
APPROVED: _____, 2010

Thomas P. Hanafan, Mayor

Attest: _____
Marcia L. Worden, City Clerk

First Consideration: 04/12/10
Second Consideration: 04/26/10
Third Consideration: 05/10/10

Council Communication

Department: Community Development Case/Project No.: EZ-10-003	Ordinance No.: N/A Resolution No.: <u>10-148</u>	City Council: May 10, 2010 First Reading: N/A Second Reading: N/A Third Reading: N/A Public Hearing: N/A
Subject/Title		
Designation of Enterprise Zone 7 (EZ-7) Boundary		
Applicant		
32 Dillman Drive Limited Liability Company		
Location		
27, 29, 34 and 36 Dillman Drive (Pine Ridge Apartments)		
Background/Discussion		
<p>32 Dillman Drive Limited Liability Company has submitted a request for Enterprise Zone (EZ) benefits to assist with the rehabilitation of 96 multi-family units. The property currently consists of four buildings with 24 one bedroom units (722 square feet each), 8 one bedroom units that include a den (825 square feet each), 40 two bedroom units (900 square feet each), 24 three bedroom units (1,156 square feet each) and 24 garages. However due to deferred maintenance and damage from flooding, 19% of the units are currently vacant. The property is a three story walk up design with enclosed hallways. Each apartment home is equipped with a full complement of appliances and includes washer/dryer hookups. The second and third story apartments include decks and a portion of the garden level units include walk out patios.</p> <p>The project was originally developed in 1975 and is less than two miles from downtown Council Bluffs. It faces Highway 6 which is a major thoroughfare in the City, making it a highly visible property. The property was placed in receivership in August of 2007 and was eventually foreclosed upon by the lender (First Savings Bank). The property was placed into receivership for a multitude of reasons including the following: failure to make monthly mortgage payments, less than 50% occupancy, lack of proper tenant documentation, uninhabitable units due to water infiltration, mold and plumbing line problems, collapse of the property's retaining wall along Highway 6 and loss of tenant based vouchers from the Municipal Housing Agency. Seldin Company was assigned as the Receiver and has continued to manage the property for the lender. Upon becoming the property manager, Seldin has renovated 16 units and increased occupancy to 81%. A development team (32 Dillman Drive Limited Liability Company) has been formed to acquire the property, renovate the units and reposition the property as a desirable place to live.</p> <p>The LLC has requested EZ benefits as a part of their financing package. The total project investment is \$7,400,000. The per unit value is \$77,000. The estimated total financial enterprise zone incentive available to the project is \$738,000. The developer has agreed to comply with the adopted local requirements. Other sources of funds are expected to be bank financing, owner equity and an I-JOBS grant (from the State of Iowa through the City of Council Bluffs).</p> <p>The project is currently in the predevelopment phase. The development team would like to acquire the property by July 1, 2010 and complete the rehabilitation by January 2011.</p> <p>The project is designed to attract clients making 60% of the area median family income. This means tenants cannot have incomes that exceed \$29,350 for a one person household, \$33,550 for a two person household, \$37,750 for a three person household and \$41,950 for a four person household. The project will be managed by Seldin Company. The City of Council Bluffs has agreed to a 15 year compliance monitoring period, including file audits, inspections of the units and income verifications.</p>		

Council Communication

Discussion

The City Council established Enterprise Zone-7 with the adoption of Resolution No. 10-***. The State of Iowa made this possible by the approval of the Enterprise Zone Legislation on July 1, 1997 and the revision of the law during the 1998 legislature to include housing development. Later significant amendments came in 2006 with the adoption of new criteria for new zone designations. The stipulations placed upon eligible housing projects include the construction or rehabilitation of four or more single family houses or one or more multi-family units containing three or more units.

Based on review of the applicant's request, the project listed above meets the requirements and is located in the proposed Council Bluffs Enterprise Zone-7. As a result, the applicant is eligible for the following benefits: 10% investment tax credit and 100% rebate of state sales and utility use taxes. Per a separate development agreement, the project is not eligible for any tax abatement. The development agreement allocates urban revitalization tax incentives to the project and supersedes the tax abatement incentive allowable under the Enterprise Zone Program.

Staff Recommendation

The Community Development Department recommends approval of the application submitted by 32 Dillman Drive Limited Liability Company for Enterprise Zone benefits.

Enterprise Zone Commission Recommendation

On April 28, 2010, the Council Bluffs Enterprise Zone Commission met and approved the application for 32 Dillman Drive Limited Liability Company. Motion by Milford, second by Jares to concur with staff recommendation and approve the application for 32 Dillman Drive Limited Liability Company, as presented. The motion carried by unanimous voice vote.

VOTE: AYE – Biede, Halverson, Head, Jares, Milford and Stazzoni; NAY – None; ABSTAIN – None; ABSENT – Andersen, Hornbeck and Prichard

Attachment

The 32 Dillman Drive Limited Liability Company Enterprise Zone application discussed above has been provided under separate cover.

Submitted by: Brenda Carrico, Program Coordinator, Community Development Department
Approved by: Donald D. Gross, Director, Community Development Department

RESOLUTION NO. 10-148

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS AUTHORIZING A JOINT APPLICATION TO THE IOWA DEPARTMENT OF ECONOMIC DEVELOPMENT (IDED) BY THE COUNCIL BLUFFS ENTERPRISE ZONE COMMISSION AND 32 DILLMAN DRIVE LIMITED LIABILITY COMPANY FOR ENTERPRISE ZONE BENEFITS.

WHEREAS, The City of Council Bluffs has established Enterprise Zone-7 pursuant to Iowa House File 724; and

WHEREAS, Enterprise Zones and the eligible benefits under House File 724 were established to promote economic and housing development in distressed areas; and

WHEREAS, 32 Dillman Drive Limited Liability Company proposes to rehabilitate 96 multi-family units and has requested Enterprise Zone benefits; and

WHEREAS, These apartments are located at 27, 29, 34 and 36 Dillman Drive (Pine Ridge Apartments); and

WHEREAS, The legal description of the site is:

Parcel 1: Lots 10 through 17 and Lots 29 through 41 (except those parts of Lot 29, 30 and 36 through 41 conveyed to the State of Iowa for highway purposes), all in Dillman's Addition to the City of Council Bluffs, Iowa and that part of Dillman Street R.O.W. and part of Lot 41 and part of Lot 42, Dillman's Addition to the City of Council Bluffs, Iowa described as: A parcel of land located within Dillman's Addition to the City of Council Bluffs, Iowa being more particularly described as follows: Commencing at the Southwest corner of Lot 33 in said Dillman's Addition and also on the East R.O.W. line of Dillman Street; thence S08°55'00"W 19.00 feet to the point of beginning; thence S08°55'00"W 159.85 feet; thence continue along a curve to the right, curve concave Northwesterly, having a radius of 100.00 feet, an arc length of 48.20 feet; thence S36°30'00"W 203.70 feet; thence continue along a curve to the left following the edge of paving of a cul-de-sac, curve concave Northeasterly having a chord distance of 28.82 feet, and a chord bearing of S11°27'06"E, thence continue clockwise along said edge of paving on a curve to the right having a radius of 39.00 feet, an arc length of 148.88 feet; thence N71°30'09"W 10.30 feet to a point on the West R.O.W. line of Dillman Street; thence continue along the West R.O.W. line of Dillman Street on a curve to the right, curve concave Southeasterly, having a radius of 100.00 feet, an arc length of 25.00 feet; thence N36°30'00"E 246.10 feet; thence continue along a curve to the left, curve concave Southwesterly having a radius of 50.00 feet, an arc length of 46.51 feet; thence S88°48'34"E, 70.76 feet; to a point on the East R.O.W. line of Dillman Street and the point of beginning.

Parcel 2: Non-exclusive easement for ingress, egress and parking, granted by that certain Easement Agreement dated November 30, 2000, File December 1, 2000 in Book 101 at Page 26575 of the Records of Pottawattamie County, Iowa, executed by and between Echo Park, Ltd. L.P., an Iowa limited partnership, Grantor, and Pine Ridge Investment Company, a Minnesota general partnership, an re-recorded December 13, 2000, in Book 101 at Page 28838 of the Records of Pottawattamie County, Iowa; and

WHEREAS, On April 28, 2010, the Enterprise Zone Commission held a public meeting to review the request of 32 Dillman Drive Limited Liability Company; and

WHEREAS, After review and consideration of the request, the Enterprise Zone Commission determined that the 32 Dillman Drive Limited Liability Company project meets the requirements to qualify for benefits.

**NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA**

Section 1.0 The City Council finds that the 32 Dillman Drive Limited Liability Company project is located within the Council Bluffs Enterprise Zone-7.

Section 2.0 The City Council declares 32 Dillman Drive Limited Liability Company an eligible entity for Enterprise Zone benefits.

Section 3.0 The City Clerk shall provide a copy of this resolution to the Iowa Department of Economic Development and shall file this resolution with the Pottawattamie County Assessor and Recorder.

Section 4.0 The City Council approves the 32 Dillman Drive Limited Liability Company request for a 10% state investment tax credit and a 100% rebate of sales and utility use taxes subject to the entity entering into an agreement with the City. The tax credit, if not entirely used during the first year, can be carried over and applied against state tax liability for the next seven years or until depleted, whichever occurs first. Per a separate development agreement, the project is not eligible for any tax abatement. The development agreement allocates urban revitalization tax incentives to the project and supersedes the tax abatement incentive allowable under the Enterprise Zone Program.

Section 5.0 The Mayor is hereby authorized to take such further actions as are deemed necessary in order to carry into effect the provisions of this resolution.

Section 6.0 The provisions of this resolution shall be governed by the laws of the State of Iowa.

Section 7.0 That all resolutions and parts thereof in conflict therewith are hereby repealed to the extent of such conflict.

Section 8.0 That the provisions of this resolution are hereby declared to be separable and if any section, phrase, or provision shall be any reason be declared to be invalid, such declaration shall not effect the validity of the remainder of the sections, phrases and provisions hereof.

Section 9.0 That the approval of any and all Enterprise Zone benefits is contingent upon 32 Dillman Drive Limited Liability Company meeting all other City codes and ordinances.

Section 10.0 That this resolution shall become effective immediately upon its passage and approval.

ADOPTED
AND
APPROVED:

May 10, 2010

Thomas P. Hanafan

Mayor

ATTEST:

Marcia L. Worden

City Clerk

STATE OF IOWA)
COUNTY OF)ss
POTTAWATTAMIE)

On this _____ day of _____, 2010, before me the undersigned, a Notary Public in and for said County and State, personally appeared Thomas P. Hanafan and Marcia L. Worden, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk respectively, of the said City of Council Bluffs, Iowa, a Municipal Corporation, that the seal affixed hereto is the seal of said Municipal Corporation; that said instrument was signed and sealed on behalf of the said City of Council Bluffs, Iowa, by authority of its City Council; and that said Thomas P. Hanafan and said Marcia L. Worden, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said City, by it and by them voluntarily executed.

Notary Public in and for said State

Council Communication

Department: Community Development	Ordinance No.: N/A Resolution No.: <u>10-149</u>	City Council: May 10, 2010 First Reading: N/A Second Reading: N/A Third Reading: N/A Public Hearing: N/A
Case/Project No.: EZ-10-002		

Subject/Title

Designation of Enterprise Zone 7 (EZ-7) Boundary

Location

Dillman Drive on the north, Highway 6 on the south and Simms Avenue on the east

Background/Discussion

Background

The creation of state designated Enterprise Zones was initially authorized by the Iowa Legislature in 1997. The purpose of the legislation was to promote economic development in distressed areas. Eligible businesses and housing projects are authorized under the program to receive certain tax incentives and assistance. The intent of the program is to encourage communities to target resources in ways that attract private investment in economically distressed areas. In 1998, the Iowa Legislature expanded the Enterprise Zone legislation to include financial incentives for housing development within the Enterprise Zone boundaries. Previously, the law limited the total area designated as an Enterprise Zone to 1% of the total area of the county. This limitation has been removed so long as zones are established under city criteria.

The City Council authorized the designation of EZ-1 in July of 1997. Both EZ-2 (I-29 and I-480/West Broadway) and EZ-3 (Malmore Acres) were designated by the City Council in February of 2006 and EZ-4 (28th Street and Avenues A/B) in March of 2007. EZ-5 (central section of the community which includes the central business district, railroad corridors and yards, industrial areas, adjacent railroad corridors and several mixed residential neighborhoods) and EZ-6 (bounded on the south by the I-80/I-29 interstate system, on the north by the railroad tracks directly north of the east-west collector 23rd Avenue, on the east by Indian Creek and on the west by South 22nd Street) were designated in October of 2007. EZ-2, EZ-3, EZ-4, EZ-5 and EZ-6 have a life of 10 years. Unfortunately, EZ-1 expired in August of 2007.

Discussion

As proposed, EZ-7 is bounded by Dillman Avenue on the north, Highway 6 on the south and Simms Avenue on the east. The area currently contains a 96 unit multi-family housing project (Pine Ridge Apartments) in deteriorated condition. The area also contains several smaller vacant properties that the City desires to develop.

The primary purpose of the proposed EZ-7 is to assist the City with the rehabilitation of the Pine Ridge Apartments. This complex has suffered for years from deferred maintenance and has been placed in receivership for a multitude of reasons including the following: failure to make monthly mortgage payments, less than 50% occupancy, lack of proper tenant documentation, uninhabitable units due to water infiltration, mold and plumbing line problems, collapse of the property's retaining wall along Highway 6 and loss of tenant based vouchers from the Municipal Housing Agency. Seldin Company was assigned as the Receiver and has continued to manage the property for the lender. Upon becoming the property manager, Seldin has renovated 16 units and increased occupancy to 81%. A development team (32 Dillman Drive Limited Liability Company) has been formed to acquire the property, renovate the units and reposition the property as a desirable place to live. The designation of this area as an Enterprise Zone will initially be tied to the redevelopment of the Pine Ridge Apartments and provide a valuable incentive to builders/developers.

The state law allows the designation of an Enterprise Zone using the following criteria:

- 1) The area must have a per capita income of \$12,648 or less based on the 2000 census.
- 2) The area must have a family poverty rate of 12 percent or higher based on the 2000 census.
- 3) Ten percent or more of the housing units must be vacant in the area.

Council Communication

- 4) The valuations of each class of property in the designated area must be 75 percent or less of the citywide average for that classification based upon the most recent valuations for property tax purposes.
- 5) The area must be a blighted area, as defined in Iowa Code section 403.17.

The certification for the proposed EZ-7 is based on vacancy, valuation and blight criteria. The proposed area consists of three parcels containing 96 housing units of which 18.75% are vacant. These 96 housing units are 53.12% of the average assessed value of similar apartment units. Lastly, the area is defined as blighted in accordance with Iowa Code section 404.1.1 and 404.1.2.

The designation of EZ-7 gives the City another tool to support activities which promote and facilitate housing and economic development. Additionally, we request that City Council approve a local property tax exemption. This property tax exemption would apply to eligible businesses and multi-family housing projects. These eligible projects would qualify for a 100% tax exemption of the actual value added by improvements to real property beginning the year the improvements are first assessed for taxation. The exemption shall be for a period of three years. This property tax abatement excludes single-family residential projects and is the same as the benefits approved for all other locally designated enterprise zones.

City staff also recommends the adoption of the following local requirements:

- The application must be consistent with all City codes and ordinances.
- Upon completion, the project must be maintained to ensure compliance with all City codes and ordinances.
- All projects must be served with adequate infrastructure. This shall include public water, sanitary sewer, paved streets, curb and gutter and storm sewer facilities.
- Submission of a landscaping plan for the development.
- Annual project recertification required by the Iowa Department of Economic Development shall be submitted to the City for review and comment.

The application demonstrating Enterprise Zone eligibility has been provided under separate cover. Also included is a listing of the incentives and project qualifications both businesses and housing contractors/developers must meet.

Staff Recommendation

The Community Development Department recommends approval and submission of the Enterprise Zone application to the Iowa Department of Economic Development for the certification and designation of Enterprise Zone-7 (EZ-7).

Enterprise Zone Commission Recommendation

On April 28, 2010, the Council Bluffs Enterprise Zone Commission met and approved the application for certification and designation of Enterprise Zone-7. Motion by Jares, second by Head to concur with staff recommendation and approve the EZ-7 application, as presented. The motion carried by unanimous voice vote.

VOTE: AYE – Biede, Halverson, Head, Jares, Milford and Stazzoni; NAY – None; ABSTAIN – None; ABSENT – Andersen, Hornbeck and Prichard

Attachment

The EZ-7 application discussed above has been provided under separate cover.

RESOLUTION NO. 10-149

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS APPROVING AND AUTHORIZING AN APPLICATION TO THE IOWA DEPARTMENT OF ECONOMIC DEVELOPMENT (IDED) FOR THE CERTIFICATION AND DESIGNATION OF ENTERPRISE ZONE-7 (EZ-7).

- WHEREAS,** The City of Council Bluffs has prepared an application to the Iowa Department of Economic Development requesting the certification and designation of Enterprise Zone-7 (EZ-7) pursuant to the Code of Iowa (2005) sections 15E.191 through 15E.196 as amended by 2005 Iowa Acts, House File 868, House File 882 and Senate File 365; and
- WHEREAS,** Enterprise Zones and the eligible benefits under the Act and administrative rules were established to promote economic and housing development in distressed areas; and
- WHEREAS,** The City of Council Bluffs certifies that it is an eligible participant under the Act and has a population of 24,000 or more as shown by the 2000 certified federal census; and
- WHEREAS,** As proposed EZ-7 consists of 5.76 square miles; and
- WHEREAS,** The proposed EZ-7 consists of three parcels containing 96 housing units of which 18.75% are vacant; and
- WHEREAS,** The proposed EZ-7 consists of three parcels containing 96 housing units that are 53.12% of the average assessed value of similar apartment units; and
- WHEREAS,** The proposed EZ-7 qualifies as a blighted area using the criteria defined in the Iowa Code section 404.1.1 and 404.1.2; and
- WHEREAS,** The City Council finds that EZ-7 is able to qualify for Enterprise Zone designation because current vacancy rates exceed 10%, that the assessed value of apartment units is less than 75% of the average valuation of similar apartment units and the classification of the area as a blighted area, using the blight criteria defined in the Iowa Code section 404.1.1 and 404.1.2; and
- WHEREAS,** The legal description of the proposed EZ-7 is described as follows:
- Lots 10 through 19 and Lots 29 through 42 (except those parts of Lots 29, 30 and 36 through 42 conveyed to the State of Iowa for Highway purposes), and all of vacated Dillman Drive adjacent, all in Dillman's Addition along with the Northerly 132 feet of Lot 10 (except State of Iowa), Auditor's Subdivision of the NW1/4 NE1/4, Section 30-75-43, City of Council Bluffs, Pottawattamie County, Iowa; and
- WHEREAS,** The City Council supports activities which promote and facilitate housing and economic development within this economically distressed area of the City; and
- WHEREAS,** The City desires to declare this economically distressed area as an Enterprise Zone subject to approval by the Iowa Department of Economic Development; and
- WHEREAS,** On April 28, 2010, the Enterprise Zone Commission held a public meeting to review the request of the designation and certification of EZ-7; and
- WHEREAS,** After review and consideration of the request, the Enterprise Zone Commission determined that the designation and certification of EZ-7 meets the requirements to qualify for approval.

**NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA**

Section 1.0 The City Council finds that the designation and certification of EZ-7 meets the requirements to qualify for approval, as authorized in Section 15E.192 of the Act.

Section 2.0 That it is the intention of the City that eligible businesses and multi-family housing projects located in EZ-7 be eligible for a 100% property tax abatement for three years.

Section 3.0 The application for the establishment of EZ-7, attached hereto as Exhibit A, is incorporated herein by this reference and is hereby approved for submission to the Iowa Department of Economic Development.

Section 4.0 That a copy of this resolution be provided to the Iowa Department of Economic Development and that the City Clerk file a copy of this resolution with the Pottawattamie County Recorder and the Pottawattamie County Assessor.

Section 5.0 The Mayor is hereby authorized to take such further actions as are deemed necessary in order to carry into effect the provisions of this resolution.

Section 6.0 The provisions of this resolution shall be governed by the laws of the State of Iowa.

Section 7.0 That all resolutions and parts thereof in conflict therewith are hereby repealed to the extent of such conflict.

Section 8.0 That the provisions of this resolution are hereby declared to be severable and if any section, phrase, or provision shall for any reason be declared to be invalid, such declaration shall not effect the validity of the remainder of the sections, phrases and provisions hereof.

Section 9.0 That this resolution shall become effective immediately upon its passage and approval.

ADOPTED
AND
APPROVED:

May 10, 2010

Thomas P. Hanafan,

Mayor

ATTEST:

Marcia L. Worden,

City Clerk

STATE OF IOWA)
COUNTY OF)ss
POTTAWATTAMIE)

On this _____ day of _____, 2010, before me the undersigned, a Notary Public in and for said County and State, personally appeared Thomas P. Hanafan and Marcia L. Worden, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk respectively, of the said City of Council Bluffs, Iowa, a Municipal Corporation, that the seal affixed hereto is the seal of said Municipal Corporation; that said instrument was signed and sealed on behalf of the said City of Council Bluffs, Iowa, by authority of its City Council; and that said Thomas P. Hanafan and said Marcia L. Worden, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said City, by it and by them voluntarily executed.

Notary Public in and for said State

Council Communication

Department: Legal Case/Project No. Applicant: Richard Wade, City Attorney	Resolution No. <u>10-150</u>	Council Action: 5/10/10
SUBJECT/TITLE		
A resolution adopting a funding and property maintenance agreement between the City and the Historic General Dodge House, Inc.		
BACKGROUND		
<p>The City and the Historic General Dodge House, Inc. (HGDH) are parties to a lease management agreement that was entered into in 1979. This agreement makes the City responsible to insure the properties and makes HGDH responsible to maintain the properties known as the Dodge House and the Beresheim House.</p> <p>In June of 2008, the Dodge House properties were damaged by a hail storm. The City received insurance funds in the amount of \$76,378.58 due to this storm damage. It is the City's desire to make these funds available to assist HGDH for the repair of the properties. It is not anticipated, however, that this amount will be sufficient to cover the needed repairs because of the historical designations of the structures and the requirements placed upon their rehabilitation.</p> <p>A funding and property maintenance agreement between the parties has been drafted to set out the responsibilities in connection to the repair plans and specifications of the properties known as the Dodge House and the Beresheim House and should be understood by the City and HGDH.</p>		
RECOMMENDATION		
It is recommended that the City Council approves this resolution adopting the Funding and Property Maintenance Agreement between the City and HGDH.		

Richard Wade

Department Head Signature

Mayor Signature

RESOLUTION NO. 10-150

A RESOLUTION ADOPTING THE FUNDING AND PROPERTY MAINTENANCE
AGREEMENT BETWEEN THE CITY AND THE HISTORIC GENERAL DODGE
HOUSE, INC.

WHEREAS, the City and the Historic General Dodge House, Inc. (HGDH) entered a Lease Management Agreement in 1979 that set out the duties of the parties toward the properties known as the Dodge House and the Beresheim House; and

WHEREAS, this Lease Management Agreement gave the City the duty to insure the properties and HGDH the duty to maintain the properties; and

WHEREAS, in June of 2008, the property sustained hail damage and the City received \$76,378.58 from its insurance carrier to repair the property, however, it is not anticipated that this will be sufficient funds to address the needed repairs because of the historical designations of the structures and the requirements placed upon their rehabilitation; and

WHEREAS, it is the desire of the City to make the funds from its insurance carrier available to assist HGDH in the repair of the properties; and

WHEREAS, an agreement entitled the "Funding and Property Maintenance Agreement" has been written and sets forth the responsibilities of the parties in connection to the repair and specifications of the Dodge House and the Beresheim House property.

NOW, THEREFORE, BE IT RESOLVED

BY THE CITY COUNCIL

OF THE

CITY OF COUNCIL BLUFFS, IOWA

That the Funding and Property Maintenance Agreement between the City and HGDH has been adopted and the Mayor is hereby authorized to execute said agreement on behalf of the City.

ADOPTED
AND
APPROVED

May 10, 2010

Thomas P. Hanafan, Mayor

ATTEST:

Marcia L. Worden, City Clerk

Council Communication

Department: Community Development Case/Project No.: N/A	Ordinance No.: N/A Resolution No.: <u>10 -151</u>	City Council: May 10, 2010 First Reading: N/A Second Reading: N/A Third Reading: N/A Public Hearing: April 12, 2010												
Subject/Title														
28 th Avenue Reconstruction Project – Phase II														
Location														
28 th Avenue between South 17 th Street and South 19 th Street														
Background/Discussion														
<u>Background</u> The City has been working on developing and redeveloping the area south of 23 rd Avenue and west of Indian Creek for several years. This has involved the installation of infrastructure to support several residential infill subdivisions. To date, approximately 150 lots have been created. The project has been initiated and completed in several phases due to financial constraints. As revenues are secured additional phases can be initiated. The current phase of the project includes 28 th Avenue from South 17 th Street to South 19 th Street. This phase of the project will result in the creation of seven (7) single family lots.														
<u>Discussion</u> This project is being developed in two phases. Phase I of the project involved grading the site and Phase II will involve the sewer lateral extensions, storm sewer intakes and piping, water main extension and street paving. Phase I of the project is complete and was accepted by City Council on January 11, 2010. On April 12, 2010, a public hearing was held and City Council approved the plans, specifications and form of contract for this project. Bids from interested contractors were due on April 29, 2010. Five bids were received. They are summarized below: <table border="0" style="margin-left: auto; margin-right: auto;"><thead><tr><th><u>Bidder</u></th><th><u>Total Bid</u></th></tr></thead><tbody><tr><td>Avas Construction</td><td>\$215,433.22</td></tr><tr><td>Luxa Construction</td><td>\$220,877.00</td></tr><tr><td>Carley Construction</td><td>\$237,433.50</td></tr><tr><td>Leazenby Construction</td><td>\$244,605.18</td></tr><tr><td>R.D. Blue Construction</td><td>\$248,949.15</td></tr></tbody></table> The engineer's estimate was \$220,141.04. After reviewing and verifying the bids, Avas Construction Co., Inc. was determined to be the low bidder. This project has an estimated start date at the end of May 2010 and should be completed by the middle of July 2010. It is anticipated that existing project fund balances and CDBG-R revenues will be sufficient to pay for project costs.			<u>Bidder</u>	<u>Total Bid</u>	Avas Construction	\$215,433.22	Luxa Construction	\$220,877.00	Carley Construction	\$237,433.50	Leazenby Construction	\$244,605.18	R.D. Blue Construction	\$248,949.15
<u>Bidder</u>	<u>Total Bid</u>													
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Carley Construction	\$237,433.50													
Leazenby Construction	\$244,605.18													
R.D. Blue Construction	\$248,949.15													
Engineering Recommendation														
HGM Associates Inc. has reviewed and tabulated the bids received for this project. They recommend award of the contract to Avas Construction Co., Inc.														
Staff Recommendation														
The Community Development Department recommends acceptance of the bid from Avas Construction Co., Inc. in the amount of \$215,433.22 for the 28 th Avenue Reconstruction Project – Phase II.														

RESOLUTION NO. 10-151

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN AGREEMENT WITH AVAS CONSTRUCTION CO., INC. FOR THE 28TH AVENUE RECONSTRUCTION PROJECT – PHASE II.

- WHEREAS,** The City wishes to make improvements known as the 28th Avenue Reconstruction Project – Phase II, as therein described; and
- WHEREAS,** This project will involve sewer lateral extensions, storm sewer intakes and piping, a water main extension and the paving of 28th Avenue between South 17th Street and South 19th Street; and
- WHEREAS,** Such improvements are required to accommodate the further development of the area residentially; and
- WHEREAS,** The plans, specifications and form of contract for the grading improvements are on file in the office of the City Clerk; and
- WHEREAS,** A Notice of Public Hearing was published as required by law and a public hearing was held on April 12, 2010 and the plans, specifications and form of contract were approved; and
- WHEREAS,** Avas Construction Co., Inc. has submitted a low bid in the amount of \$215,433.22 for this contract.

**NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA**

That the bid from Avas Construction Co., Inc. in the amount of \$215,433.22 is hereby accepted as the lowest and best bid received for said work; and

BE IT FURTHER RESOLVED

That the City Council does hereby award the contract in connection with the 28th Avenue Reconstruction Project – Phase II; and

BE IT FURTHER RESOLVED

That the Mayor and City Clerk are hereby authorized, empowered and directed to execute an agreement with Avas Construction Co., Inc. for and on behalf of the City of Council Bluffs, upon approval by the City Attorney of the certificate of insurance and payment and performance bonds as required by the contract specifications.

ADOPTED
AND
APPROVED:

May 10, 2010

Thomas P. Hanafan Mayor

ATTEST:

Marcia L. Worden City Clerk

Council Communication

Department: Public Works Case/Project No. Applicant. <u>Pat Miller</u>	Ordinance No. Resolution No. <u>10-152</u>	First Reading <u>May 10, 2010</u> Second Reading Third Reading
<p style="text-align: center;">Subject/Title</p> <p>Council consideration of a resolution abolishing one Account Clerk II, CWA Grade13 position and replacing it with an Operations Administrative Specialist position, Nonunion Grade18, effective June 12, 2010. In conjunction with this action, the current Division Secretary (CWA grade 12) position would be abolished and replaced with a Clerk Typist (CWA grade 8) position. These changes would occur within the Public Works Operations Division.</p>		
<p style="text-align: center;">Background/Discussion</p> <ul style="list-style-type: none"> ▪ In the past few years Public Works Operations has worked diligently to increase efficiencies with the use of more detailed and precise project planning, maintenance practices and the addition of an asset management, inventory and purchasing system. ▪ We are progressing into the future with the construction of a new Operations Facility and combined forces of Operations (Streets, Sewers, Traffic and Fleet) into a single campus environment. Within this new environment we will continue to work on efficiencies with the creation of a single store which will combine purchasing and inventory into one central location. There will be sharing of some equipment along with cross-training to create a better pool of employee skills ▪ To meet the needs of the combined forces in a single campus environment there will also need to be a change in the demands placed on support staff personnel and their duties. Because of this it is requested that the duties and responsibilities of the two existing clerical staff in this division be restructured as described below: <ul style="list-style-type: none"> ○ The currently vacant Account Clerk II (CWA Grade 13) position at Fleet Maintenance be replaced by a higher level administrative position titled Operations Administrative Specialist (Non-Union Grade 18); in conjunction with this change the current Division Secretary (CWA grade 12) position at Streets & Sewers be replaced with a Clerk Typist (CWA Grade 8) position. ○ The current individual in the Division Secretary position is qualified for the Operations Administrative Specialist position. ▪ Because one position is replaced with a higher paying position and one is replaced with a lower paying position, the overall cost to make these changes will be a “wash” when both employees reach top pay in 6 years. However, in the interim this change results in a savings of \$14,000 in the first year with a decline in the annual savings in each subsequent year. 		

<p style="text-align: center;">Recommendation</p> <p>Council approval of a resolution abolishing an Account Clerk II and Division Secretary position and creating an Operations Administrative Specialist and Clerk Typist position for Public Works Operations effective June 12, 2010.</p>

Department Head Signature

RESOLUTION NO. 10-152

RESOLUTION ABOLISHING AN
ACCOUNT CLERK II AND DIVISION SECRETARY POSITION
AND CREATING AN
OPERATIONS ADMINISTRATIVE SPECIALIST AND CLERK TYPIST POSITION
IN THE OPERATIONS DIVISION OF THE PUBLIC WORKS DEPARTMENT
EFFECTIVE JUNE 12, 2010

- WHEREAS, the Public Works Operations Division is striving to become more effective and efficient in accomplishing their workloads; and
- WHEREAS, it has been determined that the support staff work required at this location would be better performed by replacing an Account Clerk II and Division Secretary position with an Operations Administrative Specialist and Clerk Typist position; and
- WHEREAS, it is deemed to be in the best interest of the City of Council Bluffs to make this change.

NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

That the Account Clerk II position in the Fleet Maintenance Division and Division Secretary position in the Street & Sewer Division of the Public Works Department are hereby abolished and an Operations Administrative Specialist and Clerk Typist position are hereby established in their place for Public Works Operations.

ADOPTED
AND
APPROVED

May 10, 2010

Thomas P. Hanafan,

Mayor

ATTEST:

Marcia L. Worden,

City Clerk

Council Communication

Department: Parks, Recreation and Public Property	Ordinance No. _____ Resolution No. <u>10-153</u>	Date: <u>May 10, 2010</u>								
Case/Project No.										
Applicant: Larry N. Foster										
Subject/Title										
City Council consideration of a resolution approving a contract in the amount of \$56,786.64 to Iowa Electric Service for the Parks Lighting Project.										
Background/Discussion										
<p>The proposed project will provide the repairs needed, as a result of storm related damage, to the light fixtures on athletic fields, tennis courts and area lighting, in accordance with the recently completed lighting fixture condition analysis. Specifically, sports lighting repairs will be provided to facilities in Bahnsen, Roberts, Valley View, Sunset and Kimball Parks. The repairs will include replacement of light reflectors and lenses. In some cases, the complete fixtures will be replaced. The fixture analysis also identified some minor painting and other repairs required to certain fixtures and these needs are addressed by this project.</p> <p>On April 26, 2010, the City Council approved the plans, specifications, bid documents and contracts, and set a bid date of April 27th, 2010, at 10:00 a.m. for the Parks Lighting Project. The following list illustrates the bids received, the company offering each bid and the Engineers estimate cost for the project:</p> <table style="margin-left: auto; margin-right: auto;"><tr><td style="text-align: right;">Iowa Electric Service</td><td style="text-align: right;">\$56,786.64</td></tr><tr><td style="text-align: right;">ABC Electric Inc.</td><td style="text-align: right;">\$59,182.00</td></tr><tr><td style="text-align: right;">Bluff's Electric</td><td style="text-align: right;">\$81,425.00</td></tr><tr><td style="text-align: right;">Engineers Estimate</td><td style="text-align: right;">\$61,047.00</td></tr></table> <p>Funding for this project will be provided by the following sources:</p> <ul style="list-style-type: none">• Insurance reimbursement already received - \$53,540.00.• Contribution for 08-09 CIP, GO Bonds programmed for Park and Recreation activities – Project #09-05-PR - \$3,246.64.			Iowa Electric Service	\$56,786.64	ABC Electric Inc.	\$59,182.00	Bluff's Electric	\$81,425.00	Engineers Estimate	\$61,047.00
Iowa Electric Service	\$56,786.64									
ABC Electric Inc.	\$59,182.00									
Bluff's Electric	\$81,425.00									
Engineers Estimate	\$61,047.00									
Recommendation										
Recommend that the City Council adopt the resolution awarding Iowa Electric Service the contract for the Parks Lighting Project in the amount of \$56,786.64.										

Larry N. Foster

Thomas P. Hanafan

RESOLUTION NO. 10-153

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER
INTO AN AGREEMENT AND AWARD A BID TO IOWA ELECTRIC SERVICE
FOR THE PARKS LIGHTING PROJECT

WHEREAS, the City of Council Bluffs desires to repair damage to park lighting from the 2008 hail storm; and

WHEREAS, on April, 26, 2010 Council approved the plans, specifications and form of contract for the Parks Lighting Project; and

WHEREAS, on April 27, 2010 bids were received; and

WHEREAS, Iowa Electric Service has submitted a low bid in the total amount of \$56,786.64; and

WHEREAS, The City Council deems approval of said agreement to be in the best interest of the City of Council Bluffs.

NOW, THEREFORE BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

That the Mayor and City Clerk are hereby authorized, empowered, and directed to execute a contract with Iowa Electric Service, for the Parks Lighting Project.

ADOPTED
AND
APPROVED

May 10, 2010

Thomas P. Hanafan

Mayor

Attest:

Marcia L. Worden

City Clerk

Council Communication

Department: Finance Case/Project No.: N/A	Ordinance No. Resolution No. <u>10-154</u>	First Reading: N/A Second Reading: N/A Third Reading: 05/10/2010								
Subject/Title										
Drainage District Assessments.										
Background/Discussion										
<p>The City of Council Bluffs has authority over the following drainage districts to provide maintenance and establish a special assessment to procure funds to pay the costs and expenses for general upkeep and maintenance within the drainage districts and to create a sinking fund. The City is required to certify the assessments with Pottawattamie County prior to May 31, 2010.</p> <p>The following is the breakdown on the special assessments for the drainage districts which is payable to the City of Council Bluffs for year 2010 and which is due prior to September 30, 2010.</p> <table style="margin-left: auto; margin-right: auto;"><thead><tr><th></th><th style="text-align: right;"><u>2010 Assessment</u></th></tr></thead><tbody><tr><td>Mosquito Creek #22</td><td style="text-align: right;">\$44,387</td></tr><tr><td>Sieck #32</td><td style="text-align: right;">\$36,036</td></tr><tr><td>West Lewis #35</td><td style="text-align: right;">\$45,091</td></tr></tbody></table>				<u>2010 Assessment</u>	Mosquito Creek #22	\$44,387	Sieck #32	\$36,036	West Lewis #35	\$45,091
	<u>2010 Assessment</u>									
Mosquito Creek #22	\$44,387									
Sieck #32	\$36,036									
West Lewis #35	\$45,091									
Recommendation										
Council approval of the resolution setting the annual assessments for the drainage districts.										

Department Head Signature

Mayor Signature

**RESOLUTION
NO. 10-154**

A RESOLUTION AUTHORIZING AND SETTING THE ANNUAL ASSESSMENT
FOR THE SIECK LEVEE DRAINAGE DISTRICT.

Whereas, the City of Council Bluffs has authority over the Sieck Levee Drainage District to provide maintenance of such district for the public benefit, and conducive to the public health, convenience, and welfare; and

Whereas, as the governing body of said district, it is necessary to establish the annual assessment to be levied on all tracts of land, lots, public roads, and railway contained within the boundaries of the district to procure funds from which to pay the indebtedness incurred from costs and expenses for the general upkeep and maintenance of the district, and to create a sinking fund.

NOW, THEREFORE, BE IT RESOLVED

BY THE CITY COUNCIL

OF THE

CITY OF COUNCIL BLUFFS, IOWA:

That the current indebtedness of the Sieck Levee Drainage District is \$36,036 as of May 10, 2010. The special assessment is payable to the City of Council Bluffs in 1 annual installment for the year 2010, and all assessments paid in full prior to September 30, 2010 may be paid without interest.

Adopted
and
Approved

May 10, 2010

Thomas P. Hanafan

Mayor

Attest:

Marcia L. Worden

City Clerk

Council Communication

Department: Finance	Ordinance No. Resolution No. <u>10-155</u>	First Reading: N/A Second Reading: N/A Third Reading: 05/10/2010								
Subject/Title										
Drainage District Assessments.										
Background/Discussion										
<p>The City of Council Bluffs has authority over the following drainage districts to provide maintenance and establish a special assessment to procure funds to pay the costs and expenses for general upkeep and maintenance within the drainage districts and to create a sinking fund. The City is required to certify the assessments with Pottawattamie County prior to May 31, 2010.</p> <p>The following is the breakdown on the special assessments for the drainage districts which is payable to the City of Council Bluffs for year 2010 and which is due prior to September 30, 2010.</p> <table style="margin-left: auto; margin-right: auto;"><thead><tr><th></th><th style="text-align: right;"><u>2010 Assessment</u></th></tr></thead><tbody><tr><td>Mosquito Creek #22</td><td style="text-align: right;">\$44,387</td></tr><tr><td>Sieck #32</td><td style="text-align: right;">\$36,036</td></tr><tr><td>West Lewis #35</td><td style="text-align: right;">\$45,091</td></tr></tbody></table>				<u>2010 Assessment</u>	Mosquito Creek #22	\$44,387	Sieck #32	\$36,036	West Lewis #35	\$45,091
	<u>2010 Assessment</u>									
Mosquito Creek #22	\$44,387									
Sieck #32	\$36,036									
West Lewis #35	\$45,091									
Recommendation										
Council approval of the resolution setting the annual assessments for the drainage districts.										

Department Head Signature

Mayor Signature

**RESOLUTION
NO. 10-155**

A RESOLUTION AUTHORIZING AND SETTING THE ANNUAL ASSESSMENT
FOR THE WEST LEWIS LEVEE DRAINAGE DISTRICT.

Whereas, the City of Council Bluffs has authority over the West Lewis Levee Drainage District to provide maintenance of such district for the public benefit, and conducive to the public health, convenience, and welfare; and

Whereas, as the governing body of said district, it is necessary to establish the annual assessment to be levied on all tracts of land, lots, public roads, and railway contained within the boundaries of the district to procure funds from which to pay the indebtedness incurred from costs and expenses for the general upkeep and maintenance of the district, and to create a sinking fund.

NOW, THEREFORE, BE IT RESOLVED

BY THE CITY COUNCIL

OF THE

CITY OF COUNCIL BLUFFS, IOWA:

That the current indebtedness of the West Lewis Levee Drainage District is \$45,091 as of May 10, 2010. The special assessment is payable to the City of Council Bluffs in 1 annual installment for the year 2010, and all assessments paid in full prior to September 30, 2010 may be paid without interest.

Adopted
and
Approved

May 10, 2010

Thomas P. Hanafan

Mayor

Attest:

Marcia L. Worden

City Clerk

Council Communication

Department: Finance Case/Project No.: N/A	Ordinance No. Resolution No. <u>10-156</u>	First Reading: N/A Second Reading: N/A Third Reading: 05/10/2010								
Subject/Title										
Drainage District Assessments.										
Background/Discussion										
<p>The City of Council Bluffs has authority over the following drainage districts to provide maintenance and establish a special assessment to procure funds to pay the costs and expenses for general upkeep and maintenance within the drainage districts and to create a sinking fund. The City is required to certify the assessments with Pottawattamie County prior to May 31, 2010.</p> <p>The following is the breakdown on the special assessments for the drainage districts which is payable to the City of Council Bluffs for year 2010 and which is due prior to September 30, 2010.</p> <table style="margin-left: auto; margin-right: auto;"><thead><tr><th></th><th style="text-align: right;"><u>2010 Assessment</u></th></tr></thead><tbody><tr><td>Mosquito Creek #22</td><td style="text-align: right;">\$44,387</td></tr><tr><td>Sieck #32</td><td style="text-align: right;">\$36,036</td></tr><tr><td>West Lewis #35</td><td style="text-align: right;">\$45,091</td></tr></tbody></table>				<u>2010 Assessment</u>	Mosquito Creek #22	\$44,387	Sieck #32	\$36,036	West Lewis #35	\$45,091
	<u>2010 Assessment</u>									
Mosquito Creek #22	\$44,387									
Sieck #32	\$36,036									
West Lewis #35	\$45,091									
Recommendation										
Council approval of the resolution setting the annual assessments for the drainage districts.										

Department Head Signature

Mayor Signature

**RESOLUTION
NO. 10-156**

A RESOLUTION AUTHORIZING AND SETTING THE ANNUAL ASSESSMENT
FOR THE MOSQUITO CREEK LEVEE DRAINAGE DISTRICT.

Whereas, the City of Council Bluffs has authority over the Mosquito Creek Levee Drainage District to provide maintenance of such district for the public benefit, and conducive to the public health, Convenience, and welfare; and

Whereas, as the governing body of said district, it is necessary to establish the annual assessment to be levied on all tracts of land, lots, public roads, and railway contained within the boundaries of the district to procure funds from which to pay the indebtedness incurred from costs and expenses for the general upkeep and maintenance of the district, and to create a sinking fund.

NOW, THEREFORE, BE IT RESOLVED

BY THE CITY COUNCIL

OF THE

CITY OF COUNCIL BLUFFS, IOWA:

That the current indebtedness of the Mosquito Creek Levee Drainage District is \$44,387 as of May 10, 2010. The special assessment is payable to the City of Council Bluffs in 1 annual installment for the year 2010, and all assessments paid in full prior to September 30, 2010 may be paid without interest.

Adopted
and
Approved

May 10, 2010

Thomas P. Hanafan

Mayor

Attest:

Marcia L. Worden

City Clerk

Council Communication

Department: Parks, Recreation and Public Property Case/Project No. Applicant:	Ordinance No. _____ Resolution No. <u>10-157</u>	Council Action: <u>5/10/2010</u>
Subject/Title		
Changes to the Authorized Staffing levels of the Parks, Recreation and Public Property Department		
Background/Discussion		
<p>For some time the Department of Parks, Recreation and Public Property has been working with the Human Resources Department in an effort to “re-think” my Department’s structure, with the objective of making it more cost efficient, forward thinking and responsive to current day needs/opportunities.</p> <p>The recent retirement of the Administrative Secretary and a need to address several long standing clerical issues makes this an appropriate time to initiate changes in the clerical and administrative areas. Should this Resolution be adopted, two major objectives will be accomplished:</p> <ul style="list-style-type: none">• Address Temporary Status for Clerical Positions – Two clerical employees, who should be classified and budgeted as either part-time or full-time have, for many years, been classified as “temporary” and budgeted in the seasonal line of the budget. Passage of this resolution will correct this situation, as recommended by the Human Resources Department.• Create a Resource and Project Coordinator Position – The City’s recent technological advances in purchasing, time keeping, and other planned improvements now allow the substitution of a Resource and Project Coordinator for the existing Administrative Secretary position. The Resource and Project Coordinator position will play a broader, more critical role within the Department. While continuing to coordinate some of the office functions, the position’s primary objective will be the development of alternative funding resources, partnerships and improved fiscal management within all Divisions of the Department. Additionally, the position will address improved financial performance by upgraded monitoring of the costs/benefits of existing programs and activities. This position will coordinate several current and new recreation and park programs and provide many of the duties assigned to the Recreation Coordinator position, currently funded in the budget. Funding for that position would also be eliminated with the creation of the Resource and Project Coordinator. <p>The Human Resources Department has computed the proposed action associated with these changes will result in an annual wage savings of \$31,609.</p>		

The following chart more specifically illustrates the current staffing and proposed changes:

CURRENT POSITION	CURRENT WAGE	PROPOSED POSITION	EFFECT OF CHANGE	PROPOSED WAGE
Temporary Clerk - Building Maintenance	\$20,930	Park-Time Clerk Typist - Building Maintenance	Changing the status of this position from Temporary to Part-Time addresses proper classification of the position per Human Resources Dept.	\$22,652
Temporary Clerk - Recreation	\$27,040	Secretary	Changing the status of this position from Temporary to Full-Time addresses proper classification of the position per Human Resources Dept.	\$28,797
Administrative Secretary	\$35,088	Resource and Project Coordinator	Provides a position that can play a broad more critical role in the Department (see description above)	\$46,304
Recreation Coordinator	\$46,304	N/A Eliminate Funding	Eliminate funding, some duties to be assumed by Resource and Project Coordinator	\$0
Total Current Staffing Cost	\$129,362		Total Proposed Staffing Costs	97,753
Total Annual Savings of Proposal	\$31,609			

Recommendation

I recommend that the City Council adopt the resolution changing the authorized staffing levels of the Parks, Recreation and public Property Department.

Larry Foster, Director of Parks,
Recreation and Public Property

Mayor's Signature

RESOLUTION NO. 10-157

A RESOLUTION MAKING CHANGES TO THE AUTHORIZED STAFFING LEVELS
OF THE PARKS, RECREATION, AND PUBLIC PROPERTY DEPARTMENT

- WHEREAS, A vacant Administrative Secretary position allows the flexibility to revamp the duties and accountabilities of administrative/office staff to better meet the changing needs of the Parks, Recreation, and Public Property department; and
- WHEREAS, A problem exists where positions of a permanent nature are being paid for with temporary and seasonal funds and this situation can easily be corrected at the same time office changes are being made; and
- WHEREAS, Establishing the Resource and Project Coordinator position will allow us to take obtain, utilize and manage additional revenue sources for the department, and provide additional staff time for certain recreation activities; and
- WHEREAS, Said changes are deemed to be in the best interest of the City of Council Bluffs, Iowa:

NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA:

That the following Personnel Changes are hereby adopted and approved effective the dates shown:

Create 1 position of Secretary and 1 position of Clerk Typist (Part-time) that will replace two temporary clerical positions that are currently paid for from temporary/seasonal funds effective May 11, 2010

Eliminate the Administrative Secretary position and the Recreation Coordinator position (funding only) and in place of these positions create the position of Resource and Project Coordinator effective the start date of the Resource and Project Coordinator.

Adopted
and
Approved

May 10, 2010

Thomas P. Hanafan, Mayor

ATTEST:

Marcia L. Worden, City Clerk

Council Communication

Department: Parks and Recreation		
Case/Project No.: n/a	Resolution No. <u>10-158</u>	Council Action: <u>5/10/2010</u>
Applicant: Larry N. Foster		
Subject/Title		
For City Council consideration is a resolution designating the Council Bluffs, Iowa, Friends of the Parks Foundation as the entity in the City's fund raising efforts for the River's Edge Park and directing the Finance Director to establish an account for the exclusive purpose of assisting with the funding of the River's Edge Park Project.		
Background/Discussion		
<p>The recently formed Council Bluffs, Iowa, Friends of the Parks is currently filing for corporation status and seeking 501(c)(3) status. This group has expressed its desire to assist with Phase 1 of River's Edge Park by organizing and managing a community based fund raising effort. Since the Foundation's 501(c)(3) status has not been acquired, the Foundation is requesting the City Council recognize the Foundation in its effort to raise funds for River's Edge Park and requests the Council authorize an account for these donations. Further, this account would be limited to expenditures associated with River's Edge Park Phase 1 improvements and the direct costs associated with the fund raising effort.</p> <p>Friends of the Parks has chosen this project as their first effort at supporting the City's parks for several reasons.</p> <p>First, the development of Council Bluffs River's Edge Park has attracted the community's attention and interest. This project holds the promise of being one of the City's most significant new developments. As a result, the Foundation believes the public has an interest in becoming part of Council Bluffs' riverfront development. The Board believes that giving the public an opportunity to become a donor and, for a reasonable cost, having their name placed on a prominent park display will be attractive to many.</p> <p>Additionally, on January 11, 2010 the Council authorized the Mayor to submit an application to Vision Iowa for a grant from their RECAT program. A RECAT grant has since been filed and is under consideration by the Vision Iowa Board. The Board has recognized the strong community support evidenced in Council Bluffs' application. To further evidence of support, they have suggested a local group undertake a fund raising effort. When this was explained to the Foundation they recognized that such efforts mirror the expressed intent of their group, recognized the advantage to be gained and agreed to direct the community fund raiser.</p>		
Recommendation		
Approval of this resolution by the City Council and authorizing the Mayor sign this resolution.		

Larry N. Foster
Department Head

Mayor Signature

RESOLUTION NO. 10-158

A RESOLUTION DESIGNATING COUNCIL BLUFFS, IOWA, FRIENDS OF THE PARKS FOUNDATION AS THE ENTITY IN THE CITY'S FUND RAISING EFFORTS FOR THE RIVER'S EDGE PARK AND DIRECTING THE FINANCE DIRECTOR TO ESTABLISH AN ACCOUNT FOR THE EXCLUSIVE PURPOSE OF ASSISTING WITH THE FUNDING OF THE RIVER'S EDGE PARK PROJECT.

WHEREAS, the City of Council Bluffs has undertaken the development of River's Edge Park;
and

WHEREAS, the City has secured funding for Phase 1 of the project utilizing City funds programmed for River's Edge Park and funding them from other partners and is now seeking to supplement the secured funding with additional funding partners;
and

WHEREAS, it would assist the City's efforts in getting additional funding if the community as a whole would show its support of the project through a grass roots fund drive; and

WHEREAS, the Council Bluffs, Iowa, Friends of the Park Foundation has agreed to take the lead in developing this grass roots effort.

NOW, THEREFORE, BE IT RESOLVED

BY THE CITY COUNCIL

OF THE

CITY OF COUNCIL BLUFFS, IOWA

That the Council Bluffs, Iowa, Friends of the Park Foundation is hereby designated as the lead organization for the raising of funds to assist with the funding of the River's Edge Park project;
and

BE IT FURTHER RESOLVED

That the City Finance Director is hereby directed to establish an account for the exclusive purpose of assisting with the funding of the River's Edge Project.

ADOPTED
AND
APPROVED May 10, 2010

Thomas P. Hanafan, Mayor

ATTEST:

Marcia L. Worden, City Clerk

RETURN TO: CITY OF COUNCIL BLUFFS, IOWA
ATTN: CITY LEGAL DEPARTMENT
OR CITY CLERK
209 PEARL STREET
COUNCIL BLUFFS, IA 51503

CITY CLAIM NO. 10 PW 1477

NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: Anne M Cooke-Lyle

DAY PHONE: 712-256-7158

ADDRESS: 4012 Bel Air Drive

DOB: 8-21-59

DATE & TIME OF LOSS/ACCIDENT: 4-13-10 2:06 PM

LOCATION OF LOSS/ACCIDENT: South expressway in CB, IA on overpass (6th street)

DESCRIPTION OF LOSS/ACCIDENT: totaled car 1995 Dodge Stratus - injured myself & son
was rear-ended by a truck from the city - I don't remember the
accident.

(USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: \$ to car 1725 - & on going medical

WITNESS(ES) (Name(s), Address(es), Phone No(s))

WAS POLICE REPORT FILED ☒ YES ☐ NO

IF MEDICAL ATTENTION WAS REQUIRED, PLEASE PROVIDE NAME, ADDRESS, AND TELEPHONE NO. OF TREATING PHYSICIAN AND FACILITY:

Jennie Edmundson Hospital: 933 E. Pierce St, Co Bluffs, IA 51503

* UNMC: 42nd & Denny St, Omaha, NE 68105 - UNMC Physicians Clinics - All doctors also

* Dr. Dennis Jones: 1 Edmundson Place - Co Bluffs, IA 51503

* for Anne * for Nevin J. Cooke

HAVE YOU RESUMED NORMAL ACTIVITIES? ☐ YES ☒ NO

IF YOU INCURRED PROPERTY DAMAGE, PLEASE DESCRIBE AND PROVIDE COPIES OF ESTIMATES, INVOICES, PHOTOGRAPHS, AND ANY

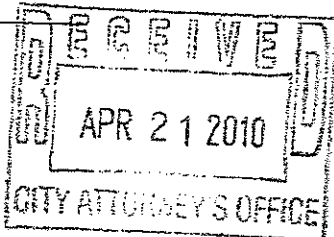
OTHER RELEVANT INFORMATION: total car - est 1725 -
on going medical

LIST INSURANCE PROVIDER AND COVERAGE: medicare - Humana Gold Medicaid - Anne Medical
BCBS of IA - Nevin

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IN SUPPORT OF MY CLAIM IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NOTE: IT IS A FRAUDULENT PRACTICE PUNISHABLE BY FINE OR IMPRISONMENT TO KNOWINGLY MAKE A FALSE CLAIM (SECTION 714.8(3) CODE OF IOWA)

DATE 4-21-10



Anne M Cooke-Lyle
CLAIMANT'S SIGNATURE

COUNCIL BLUFFS
CITY CLERK
2010 APR 21 PM 1:51

OFFER TO BUY CITY PROPERTY

COUNCIL BLUFFS
CITY CLERK

Council Bluffs, Pottawattamie County, Iowa,

April 28

2010 APR 28 P 1:11
20

TO: THE CITY OF COUNCIL BLUFFS, IOWA:

THE UNDERSIGNED (hereby designated as Buyers) hereby offer to buy the real estate situated in Council Bluffs, Pottawattamie County, Iowa, described as follows:

The South-half of the vacated alley abutting Lot 2, Block 1, Dickey Place.

together with any easements and servient estates appurtenant thereto, but with reservations and exceptions only as follows:

- (a) Title shall be taken subject to applicable zoning restrictions, except as in (1) below:
- (b) And subject to easements of record for public utilities, public roads and public highways; at _____ per square foot, for a total sum of \$ 75.00, payable at the office of the City Clerk, City Hall, 209 Pearl Street, Council Bluffs, Iowa 51503, as follows:

by payment of \$ 25.00 (down payment is required in the amount of \$25.00 or 10% of the total purchase price, whichever is greater) herewith to be held by the City Clerk of Council Bluffs, Iowa, pending passage of an ordinance authorizing vacation and disposal of the described property and authorizing the Mayor and City Clerk of Council Bluffs, Iowa, to execute the City Deed to the described property; and the balance of \$ 50.00 to be paid upon execution and delivery of the City Deed by the Mayor and City Clerk of Council Bluffs, Iowa.

(1) SPECIAL USE. This offer is void unless Buyers are permitted, under any existing zoning and building restrictions, immediately to make the following conforming use of said real estate:

(2) TAXES. All subsequent taxes shall be paid by Buyers.

(3) SPECIAL ASSESSMENTS. All subsequent special assessments shall be paid by Buyers.

(4) INSURANCE. Buyers, if they desire, may obtain insurance to cover risk of loss from hazards.

(5) POSSESSION. Buyers are entitled to possession of the described property upon payment of the balance due and receipt of the City Deed.

(6) REJECTED OFFER. If this offer is rejected by the City Council of the City of Council Bluffs, Pottawattamie County, Iowa, it shall become null and void and all payments shall be repaid to the Buyers.

(7) DEED. Upon payment of the purchase price, the City shall convey title by City Deed, free and clear of liens and encumbrances, reservations, exceptions or modifications except as in this instrument otherwise expressly provided. All warranties shall extend to time of acceptance of this offer and delivery of deed.

(8) OTHER PROVISIONS: _____

Sarah V. Brown
Buyer
owner

Wong T. Brown
Buyer's Spouse

Title 415 Houston Ave CB 1a
51503

Address 712 310 6720

Telephone _____

STATE OF IOWA)
COUNTY OF) SS.
POTTAWATTAMIE)

On this 28th day of April, 20 10, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Sarah Brown + Doug Brown to me known to be the identical persons named in and who executed the within and foregoing instrument "Offer To Buy City Property" in its entirety and acknowledged that they executed the same as their voluntary act and deed.

Jodi Quakenbush
Notary Public in and for said State



April 23, 2010

DATE

I acknowledge receiving a Notice of Expiration of Right of Redemption from Tax Sale for the property assessed to Margaret Ann Tucker and located at 2637 McBride Avenue, Council Bluffs, Iowa 51501 and legally described as:

Lot 55, in Weaver's First Addition to Council Bluffs, Pottawattamie County, Iowa,
which Notice is dated April 23, 2010 and signed by Curtis J. Heithoff as the attorney for Capitol Landmark, LLC, the party giving the Notice of Expiration of Right of Redemption from Tax Sale.

Marcia L. Warden

COUNCIL BLUFFS CITY CLERK

Subscribed in my presence and sworn to
before me this 23rd day of April, 2010.

Jodi Quakenbush
NOTARY PUBLIC



COUNCIL BLUFFS
CITY CLERK
2010 APR 23 A 9:31

NOTICE OF EXPIRATION OF RIGHT OF REDEMPTION FROM TAX SALE

TO: Margaret Ann Tucker
3217 6th Avenue
Council Bluffs, IA 51501

The Persons in whose Name
the Following Described

Property is Assessed

TO: Occupants
2637 McBride Avenue
Council Bluffs, IA 51501

The Persons in Possession
of the Following Described

Property

You, and each of you, are notified that on the 18th day of June, 2007, the following described property, situated in Pottawattamie County, Iowa, to-wit:

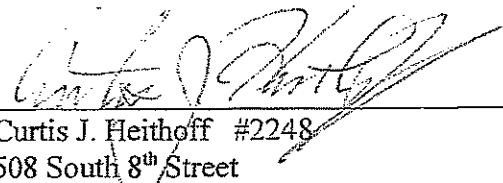
Lot 55, in Weaver's First Addition to Council Bluffs, Pottawattamie County, Iowa,

with a street address of 2637 McBride Avenue, Council Bluffs, Iowa, 51501 was sold by the County Treasurer of Pottawattamie County, Iowa, for the then delinquent real estate taxes against said property to Harlan Dutton, and a Certificate of Purchase at Tax Sale, Certificate No. 07/0591, was duly issued to Harlan Dutton by the County Treasurer of Pottawattamie County, Iowa, pursuant to said sale, which Certificate is now lawfully held and owned by Capitol Landmark, LLC and that the right of redemption will expire and a Deed for said property will be executed and delivered unless redemption from said sale is made within ninety (90) days from the completed service of this Notice.

DATED this 23rd day of April, 2010.

CAPITOL LANDMARK , LLC

BY: _____


Curtis J. Heithoff #2248
508 South 8th Street
Council Bluffs, Iowa 51501
Telephone: (712)-325-0888
ITS ATTORNEY

TO: SYED R. MOI HUDDIN, 5622 HAVENWOOD DRIVE, HOUSTON, TX 77066 - OWNER
 CITY OF COUNCIL BLUFFS, c/o CITY CLERK, 209 PEARL ST COUNCIL BLUFFS IA 51503 - OWNER
 CASTLE DEVELOPMENT & CONSTRUCTION, INC., 2800 POST OAK BLVD, STE 5800, HOUSTON, TX 77066 - OWNER
 NEW ERA LIFE INSURANCE CO. 10110 NICHOLAS STREET, STE 200, OMAHA, NE 68114 - MORTGAGE HOLDER
 FIRST NATIONAL BANK OF COUNCIL BLUFFS, 3815 DENMARK DRIVE, COUNCIL BLUFFS, IA 51501 - MORTGAGE HOLDER
 PERSON IN POSSESSION, 2325 AVENUE "N", COUNCIL BLUFFS, IA 51501
 CITY OF COUNCIL BLUFFS, C/O CITY CLERK, 209 PEARL ST, COUNCIL BLUFFS, IA 51503 - JUDGEMENT CREDITOR
 IOWA ATTORNEY GENERAL, 1305 E WALNUT ST RM 109 DES MOINES IA 50319 - COURT COSTS
 POTTAWATTAMIE COUNTY AUDITOR, 227 S 6TH ST COUNCIL BLUFFS IA 51501 - COURT COSTS
 POTTAWATTAMIE COUNTY ATTORNEY, 227 S 6TH ST COUNCIL BLUFFS IA 51501 - COURT COSTS
 THERMAL SERVICES, INC., 8516 MAPLE STREET, OMAHA, NE 68134 - JUDGEMENT CREDITOR
 THERMAL SERVICES, INC., c/o ROBERT HOLILIDAY, 6601 WESTOWN PKWY STE, 200, WEST DES MOINES, IA 50266 - JUDGEMENT CREDITOR
 BLAIR SIGN & DESIGN CO., c/o CBS SIGNS, INC. 1120 N. 18TH ST., OMAHA, NE 68106 - JUDGEMENT CREDITOR
 MAINTENANCE WAREHOUSE, 13345 LAKEFRONT DRIVE, EARTH CITY, MO 63045 - JUDGEMENT CREDITOR
 CAMBLIN MECHANICAL, INC., 307 CHESTNUT STREET, ATLANTIC, IA 50022- JUDGEMENT CREDITOR
 CITY OF COUNCIL BLUFFS, c/o CITY CLERK, 209 PEARL ST COUNCIL BLUFFS IA 51503 - CITY LIMITS
 ANY OTHER UNKNOWN PERSONS WITH INTEREST

NOTICE OF EXPIRATION OF RIGHT OF REDEMPTION

In accordance with Iowa Code Section 447.9 you are hereby notified that:

1. The property described in paragraph 2 of this Notice was sold at tax sale on the 16th day of June, 2008. The purchaser at tax sale was KIEL CAPITAL/US BANK.
2. The legal description of the property sold is:
 See Exhibit "A" a/k/a 2325 Avenue "N", Council Bluffs, IA 51501 Parcel #754426101001
3. That your right of redemption as set forth in the Iowa Code will expire unless redemption of the property is made within 90 days from the date of completed service of this Notice.
4. If the right of redemption is allowed to expire, a tax deed will be issued by the Treasurer of POTTAWATTAMIE County.

By Chris Newhouse, Agent for Kiel Capital/US Bank
 Chris Newhouse, Agent for KIEL CAPITAL/US BANK
 1416

COUNCIL BLUFFS
 CITY CLERK
 2010 APR 22 P 3:32

A part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 26, Township 75, Range 44, Pottawattamie County, Iowa, more particularly described as follows:
- Commencing at the SW corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$; thence N 0° 00' 00" E along the West line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 304.38 feet; thence N 89° 58' 10" E a distance of 33.00 feet to a point on the East right of way line of North 24th Street and the point of beginning; thence N 0° 00' 00" E along said East right of way line and a line 33.00 feet from and parallel to the West line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 440.72 feet to a point on the South right of way line of Nash Boulevard; thence Northeasterly along said South right of way the following courses; thence along a 1125.50 foot radius non-tangent curve to the left, concave Northwesterly, having a central angle of 24° 06' 06" an arc length of 473.44 feet (chord bearing and distance N 70° 55' 29" E, 469.96 feet), thence N 75° 13' 32" E a distance of 32.25 feet; thence N 58° 39' 24" E a distance of 72.44 feet, thence along a 1139.00 foot radius non-tangent curve to the left, concave Northwesterly, having a central angle of 2° 36' 11" an arc length of 51.74 feet (chord bearing and distance, N 52° 10' 05" E, 51.74 feet), thence N 45° 39' 12" E a distance of 64.30 feet to the NW corner of Lot 4, Westside First Addition to the City of Council Bluffs, Iowa; thence leaving said South right of way line S 0° 19' 35" W along the West line of said Westside First Addition, a distance of 716.57 feet to the NE corner of New Life Subdivision in the City of Council Bluffs, Iowa; thence leaving said West line S 89° 58' 10" West along the North line of said New Life Subdivision and the extension of said North line thereof a distance of 619.98 feet to the point of beginning NOTE: The West line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ is assumed to bear N 0° 00' 00" E for this description.

Exhibit A

KIEL CAPITAL/US BANK

‘Keeping County Government working for the Community’
405 N 115th St Ste 100
Omaha NE 68154
402-399-9049 X111 ♦ Fax 402-399-5350

Dear Recipient of Notice of Expiration of Right of Redemption:

You are receiving the enclosed Notice of Expiration of Right of Redemption because §447.9 of the Iowa Code requires you to receive mailed notice by virtue of the following claim(s) or interest(s) in the real estate, which is the subject of the tax sale. Your claim(s) or interest(s) is described as one of the following:

- ✓ You are the recorded owner.
- ✓ You are a party in possession of the real estate.
- ✓ You are the record holder of a judgment against one or more of the people named in the enclosed notice.
- ✓ You are the holder of a mortgage or other recorded security interest in the property which is subject to the tax certificate.
- ✓ You are the seller under a contract of sale covering the property which is subject to the tax certificate.
- ✓ You are the buyer under a contract of sale covering the property which is subject to the tax certificate.
- ✓ You have some other interest of record in the property.
- ✓ The City in which the property is located.
- ✓ Farm Service Agency, Farm tenants, whose farming at the legal description of property of;

See Exhibit “A” a/k/a 2325 Avenue “N”, Council Bluffs, IA 51501 Parcel #754426101001

We hope this information will assist you in determining if you will take action with regard to redemption and will make it unnecessary for you to call us. To find out the redemption amount for this parcel, please contact your county treasurer’s office. However, if additional information is still needed, please contact Samantha at 402-399-9049 X 111 and **use reference**

POTTAWATTAMIE 2008-0344. Thank you.

TO: SYED R. MOI HUDDIN, 5622 HAVENWOOD DRIVE, HOUSTON, TX 77066 - OWNER
CITY OF COUNCIL BLUFFS, c/o CITY CLERK, 209 PEARL ST COUNCIL BLUFFS IA 51503 - OWNER
CASTLE DEVELOPMENT & CONSTRUCTION, INC., 2800 POST OAK BLVD, STE 5800, HOUSTON, TX 77066 - OWNER
NEW ERA LIFE INSURANCE CO. 10110 NICHOLAS STREET, STE 200, OMAHA, NE 68114 - MORTGAGE HOLDER
FIRST NATIONAL BANK OF COUNCIL BLUFFS, 3815 DENMARK DRIVE, COUNCIL BLUFFS, IA 51501 - MORTGAGE HOLDER
PERSON IN POSSESSION, 2325 AVENUE "N", COUNCIL BLUFFS, IA 51501
CITY OF COUNCIL BLUFFS, C/O CITY CLERK, 209 PEARL ST, COUNCIL BLUFFS, IA 51503 - JUDGEMENT CREDITOR
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CAMBLIN MECHANICAL, INC., 307 CHESTNUT STREET, ATLANTIC, IA 50022- JUDGEMENT CREDITOR
CITY OF COUNCIL BLUFFS, c/o CITY CLERK, 209 PEARL ST COUNCIL BLUFFS IA 51503 - CITY LIMITS
ANY OTHER UNKNOWN PERSONS WITH INTEREST

NOTICE OF EXPIRATION OF RIGHT OF REDEMPTION

In accordance with Iowa Code Section 447.9 you are hereby notified that:

1. The property described in paragraph 2 of this Notice was sold at tax sale on the 16th day of June, 2008. The purchaser at tax sale was KIEL CAPITAL/US BANK.
2. The legal description of the property sold is:

See Exhibit "A" a/k/a 2325 Avenue "N", Council Bluffs, IA 51501 Parcel #754426101001
3. That your right of redemption as set forth in the Iowa Code will expire unless redemption of the property is made within 90 days from the date of completed service of this Notice.
4. If the right of redemption is allowed to expire, a tax deed will be issued by the

Treasurer of POTTAWATTAMIE County.

By Chris Newhouse, agent for Kiel Capital/US Bank
Chris Newhouse, Agent for KIEL CAPITAL/US BANK
1416

2008 APR 22 P 3:32
COUNCIL BLUFFS
CITY CLERK

A part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 26, Township 75, Range 44, Pottawattamie County, Iowa, more particularly described as follows: - Commencing at the SW corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$; thence N $0^{\circ} 00' 00''$ E along the West line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 304.38 feet; thence N $89^{\circ} 58' 10''$ E a distance of 33.00 feet to a point on the East right of way line of North 24th Street and the point of beginning; thence N $0^{\circ} 00' 00''$ E along said East right of way line and a line 33.00 feet from and parallel to the West line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 440.72 feet to a point on the South right of way line of Nash Boulevard; thence Northeasterly along said South right of way the following courses; thence along a 1125.50 foot radius non-tangent curve to the left, concave Northwesterly, having a central angle of $24^{\circ} 06' 06''$ an arc length of 473.44 feet (chord bearing and distance N $70^{\circ} 55' 29''$ E, 469.96 feet), thence N $75^{\circ} 13' 32''$ E a distance of 32.25 feet; thence N $58^{\circ} 39' 24''$ E a distance of 72.44 feet, thence along a 1139.00 foot radius non-tangent curve to the left, concave Northwesterly, having a central angle of $2^{\circ} 36' 11''$ an arc length of 51.74 feet (chord bearing and distance, N $52^{\circ} 10' 05''$ E, 51.74 feet), thence N $45^{\circ} 39' 12''$ E a distance of 64.30 feet to the NW corner of Lot 4, Westside First Addition to the City of Council Bluffs, Iowa; thence leaving said South right of way line S $0^{\circ} 19' 35''$ W along the West line of said Westside First Addition, a distance of 716.57 feet to the NE corner of New Life Subdivision in the City of Council Bluffs, Iowa; thence leaving said West line S $89^{\circ} 58' 10''$ West along the North line of said New Life Subdivision and the extension of said North line thereof a distance of 619.98 feet to the point of beginning NOTE: The West line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ is assumed to bear N $0^{\circ} 00' 00''$ E for this description.

Exhibit A

KIEL CAPITAL/US BANK

‘Keeping County Government working for the Community’

405 N 115th St Ste 100

Omaha NE 68154

402-399-9049 X111 ♦ Fax 402-399-5350

Dear Recipient of Notice of Expiration of Right of Redemption:

You are receiving the enclosed Notice of Expiration of Right of Redemption because §447.9 of the Iowa Code requires you to receive mailed notice by virtue of the following claim(s) or interest(s) in the real estate, which is the subject of the tax sale. Your claim(s) or interest(s) is described as one of the following:

- ✓ You are the recorded owner.
- ✓ You are a party in possession of the real estate.
- ✓ You are the record holder of a judgment against one or more of the people named in the enclosed notice.
- ✓ You are the holder of a mortgage or other recorded security interest in the property which is subject to the tax certificate.
- ✓ You are the seller under a contract of sale covering the property which is subject to the tax certificate.
- ✓ You are the buyer under a contract of sale covering the property which is subject to the tax certificate.
- ✓ You have some other interest of record in the property.
- ✓ The City in which the property is located.
- ✓ Farm Service Agency, Farm tenants, whose farming at the legal description of property of;

See Exhibit “A” a/k/a 2325 Avenue “N”, Council Bluffs, IA 51501 Parcel #754426101001

We hope this information will assist you in determining if you will take action with regard to redemption and will make it unnecessary for you to call us. To find out the redemption amount for this parcel, please contact your county treasurer’s office. However, if additional information is still needed, please contact Samantha at 402-399-9049 X 111 and **use reference**

POTTAWATTAMIE 2008-0344. Thank you.

TO: SYED R. MOI HUDDIN, 5622 HAVENWOOD DRIVE, HOUSTON, TX 77066 - OWNER
CITY OF COUNCIL BLUFFS, c/o CITY CLERK, 209 PEARL ST COUNCIL BLUFFS IA 51503 - OWNER
CASTLE DEVELOPMENT & CONSTRUCTION, INC., 2800 POST OAK BLVD, STE 5800, HOUSTON, TX 77066 - OWNER
NEW ERA LIFE INSURANCE CO. 10110 NICHOLAS STREET, STE 200, OMAHA, NE 68114 - MORTGAGE HOLDER
FIRST NATIONAL BANK OF COUNCIL BLUFFS, 3815 DENMARK DRIVE, COUNCIL BLUFFS, IA 51501 - MORTGAGE HOLDER
PERSON IN POSSESSION, 2325 AVENUE "N", COUNCIL BLUFFS, IA 51501
CITY OF COUNCIL BLUFFS, C/O CITY CLERK, 209 PEARL ST, COUNCIL BLUFFS, IA 51503 - JUDGEMENT CREDITOR
IOWA ATTORNEY GENERAL, 1305 E WALNUT ST RM 109 DES MOINES IA 50319 - COURT COSTS
POTTAWATTAMIE COUNTY AUDITOR, 227 S 6TH ST COUNCIL BLUFFS IA 51501 - COURT COSTS
POTTAWATTAMIE COUNTY ATTORNEY, 227 S 6TH ST COUNCIL BLUFFS IA 51501 - COURT COSTS
THERMAL SERVICES, INC., 8516 MAPLE STREET, OMAHA, NE 68134 - JUDGEMENT CREDITOR
THERMAL SERVICES, INC., c/o ROBERT HOLILIDAY, 6601 WESTOWN PKWY STE, 200, WEST DES MOINES, IA 50266 - JUDGEMENT CREDITOR
BLAIR SIGN & DESIGN CO., c/o CBS SIGNS, INC. 1120 N. 18TH ST., OMAHA, NE 68106 - JUDGEMENT CREDITOR
MAINTENANCE WAREHOUSE, 13345 LAKEFRONT DRIVE, EARTH CITY, MO 63045 - JUDGEMENT CREDITOR
CAMBLIN MECHANICAL, INC., 307 CHESTNUT STREET, ATLANTIC, IA 50022- JUDGEMENT CREDITOR
CITY OF COUNCIL BLUFFS, c/o CITY CLERK, 209 PEARL ST COUNCIL BLUFFS IA 51503 - CITY LIMITS
ANY OTHER UNKNOWN PERSONS WITH INTEREST

NOTICE OF EXPIRATION OF RIGHT OF REDEMPTION

In accordance with Iowa Code Section 447.9 you are hereby notified that:

1. The property described in paragraph 2 of this Notice was sold at tax sale on the 16th day of June, 2008. The purchaser at tax sale was KIEL CAPITAL/US BANK.
2. The legal description of the property sold is:
See Exhibit "A" a/k/a 2325 Avenue "N", Council Bluffs, IA 51501 Parcel #754426101001
3. That your right of redemption as set forth in the Iowa Code will expire unless redemption of the property is made within 90 days from the date of completed service of this Notice.
4. If the right of redemption is allowed to expire, a tax deed will be issued by the Treasurer of POTTAWATTAMIE County.

By Chris Newhouse, Agent for Kiel Capital/US Bank
Chris Newhouse, Agent for KIEL CAPITAL/US BANK

1416

COUNCIL BLUFFS
CITY CLERK
200 APR 22 P 3:32

A part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 26, Township 75, Range 44, Pottawattamie County, Iowa, more particularly described as follows:
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Exhibit A

KIEL CAPITAL/US BANK

‘Keeping County Government working for the Community’

405 N 115th St Ste 100

Omaha NE 68154

402-399-9049 X111 ♦ Fax 402-399-5350

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Chris Newhouse, Agent for KIEL CAPITAL/US BANK
1416

2010 APR 21 P 2:06
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'Keeping County Government working for the Community'

405 N 115th St Ste 100

Omaha NE 68154

402-399-9049 X111 ♦ Fax 402-399-5350

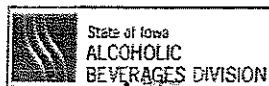
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- About
- Alcohol
- Tobacco
- Links
- Contact

Renewal

CITY CLERK'S OFFICE

POLICE APFIRE RDCHEALTH CHBUILDING DDZONING P3

Help	License Search	License List	On-Demand Reporting	Reg Registration Search	User Profile	Logout
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> License

> Privileges

> Applicant

> Status Of Business

> Ownership

> Criminal History

> Premises

> General Premises

> Applicant Signature

> Bond Cert

> Local Endorse

> History

Applicant LE0001300, I-80 Liquor & Tobacco, Council Bluffs

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen. The navigation links on the top may also be used to move around the application.

Name of Applicant:	I-80 Liquor, Inc			(Sole Proprietorship, Partnership, Corporation, etc.)
Name of Business (D/B/A):	I-80 Liquor & Tobacco			
Address of Premise:	2411 S. 24th Suite #1			
Address Line 2:				
City:	Council Bluffs			
County:	Pottawatomie			
Zip:	51501			
Business Phone:	(712) 333-1807		Cell / Home Phone:	
Same Address				
Mailing Address:	1200 Crescent Dr.			
Mailing Address Line 2:				
City:	Council Bluffs		State:	Iowa
Zip:	51501			
Contact Name:	Phil			
Phone:	(402) 690-3890		Email Address:	

Prev

Next

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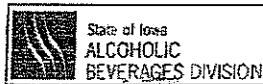
Contact Us

Iowa Alcoholic Beverages Division
1918 SE Hulsizer Road, Ankeny, IA 50021
Toll Free 866.IowaABD (866.469.2223)
Local 515.281.7400

- Terms and Conditions
- Privacy Policy

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Alcoholic Beverages Division. All Rights Reserved.

Renewal & Premise Update



- About
- Alcohol
- Tobacco
- Links
- Contact

CITY CLERK'S OFFICE

POLICE 10
 FIRE 10
 HEALTH 10
 BUILDING 10
 ZONING 10

Help	License Search	License List	On-Demand Reporting	Keg Registration Search	User Profile	Logoff
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- Applicant
- Ownership
- Criminal History
- Applicant Signature
- Local Endorse

Applicant LC0033041, Sugar's Restaurant & Lounge, Council Bluffs

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen. The navigation links on the top may also be used to move around the application.

Name of Applicant: UJP, Inc. (Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A): Sugar's Restaurant & Lounge

Address of Premise: 2725 Kanesville Blvd

Address Line 2:

City: Council Bluffs

County: Portawatomie

Zip: 51503

Business Phone: (712) 256-4668 Cell / Home Phone: (712) 322-8500

Same Address

Mailing Address: 2725 Kanesville Blvd

Mailing Address Line 2:

City: Council Bluffs State: Iowa

Zip: 51503

Contact Name: Randall

Phone: (712) 322-3600 Email Address:

Prev

Next

Follow us with RSS, Facebook or Twitter



Contact Us

Iowa Alcoholic Beverages Division
 1918 SE Hulsizer Road, Ankeny, IA 50021
 Toll Free 866.IowaABD (866.466.2223)
 Local 515.281.7400

- Terms and Conditions
- Privacy Policy

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 Alcoholic Beverages Division. All Rights Reserved.

APPLICATION FOR SPECIAL EVENT PERMIT

Organization/person requesting authorization: Thomas D Thomas Show

Type of Event: Festival Name of event: Celebrate CB

Location of event: Bayliss Park

Date Set Up May 19th 12th Noon Date Taken Down May 22nd 15th

Date(s) Held: May 20th - 22nd 13th - 15th Time(s) Held: Thur 4pm-11pm Fri 4pm-11pm Sat 10am-1

Duration of location's use: Wed 19th 12th Noon thru Sun 22nd 11th 8am Duration of Event: 3 day

Estimate the number of individuals expected to attend: 1,000
(If a general estimate is not possible, please indicate whether over or under 1,000 persons)

Provisions will need to be made for:

The following will be utilized during the event:

Electricity ☐

Animals ☐

Parking ☐

Food Sales or Concessions ☒

Water ☒

Open fires (other than barbecue) ☐

We (I) also request the assistance of the following City Departments or services:

no assistance Barricades + Gates

Purpose of this assistance: _____

Brief description of event: _____

If additional information is needed by any City office, who can be contacted for this information between the hours of 8:00 a.m. and 5:00 p.m. during the next two (2) weeks?

Name Thomas Thomas Daytime Phone: 308-550-0657

Address P.O. 555 Fullerton NE 68638

Signature of applicant or representative [Signature]

Phone number if different from above _____

Applicant's Agreement

Applicant hereby agrees to hold the City of Council Bluffs, Iowa, its governing bodies, individual departments and members thereof, and all employees of various jurisdictions, free and harmless from any loss, damage, liability, cost or expense that may arise during or be caused in any way by the event and any activities related to it.

Applicant hereby certifies that the event and all participants will abide by any Departmental rules and regulations, City ordinances, State and Federal laws, as required, to include the payment of any fees and charges, completion of any additional forms, compliance with any further terms and conditions and obtaining of any contracts, bonds, insurances, licenses and permits.

I, the undersigned, hereby certify that I will be responsible on behalf of the applicant and event participants for any failure to comply with Departmental rules and regulations, City ordinances, State and Federal laws and other requirements.

Phone Number: 308-550-0657 Signature: [Signature]

Address P.O. Box 555 Fullerton, NE 68638

For City Use Only:

Note to Departments: You are requested to review this application and return it to the city Clerk's Office with any comments shown below. Comments should include pertinent laws and ordinances as well as notice of any required changes, fees, permits, and licenses.

Department Comments: _____

From the Council Bluffs _____ Department: Initials (_____)

Comments (above) ☐ No Comments Noted ☐

Approval

The City of Council Bluffs, Iowa hereby Approves the holding of the
(approves, does not approve)
Event.

Date: April 30, 2010

Marcia L. Warden

City Clerk

[Signature]
Mayor